

AGENDA  
ZONING REVIEW BOARD  
JUNE 8, 2006  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR  
**MARKED AGENDA**

**CONTINUED CASES:**

**Z-06-07**-An Ordinance to rezone property from the R-5 (Two family Residential) District to the MR4-A-C (Multi-family residential-Conditional) District, property located at **125 Moreland Avenue, S.E.**, fronting approximately 199 feet on the west side of Moreland Avenue and approximately 131 feet on the south side of Kirkwood Avenue. Property is located at the southwest corner of the intersection of Moreland Avenue and Kirkwood Avenue. Depth: varies. Area: 633 acres. Land Lot 13, 14th District, Fulton County, Georgia.

OWNER: LILI PROPERTIES, INC.

APPLICANT: ROBERTO PAREDES

NPU-N        **APPROVAL-CONDITIONAL**        COUNCIL DISTRICT 5

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

**Z-05-140**-An Ordinance to rezone from the RG-3 (Residential General-Sector 3) District to the MR4-A (Multi-family Residential) District, property located at **499 Northside Circle, N.W.**, fronting approximately 1422.71 feet on the north and west side of Northside Circle. Property is located at the corner of Northside Drive and Northside Circle. Depth: varies. Area: approximately 7.82 acres. Land Lot 147, 17<sup>th</sup> District, Fulton County, Georgia.

OWNER: WINTHROP APARTMENT INVESTORS L.P./AIMCO-GP, INC.

APPLICANT: WINTHROP APARTMENT INVESTORS L.P./AIMCO-GP, INC.

NPU-E        **APPROVAL CONDITIONAL**        COUNCIL DISTRICT 8

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

**NEW CASES:**

**Z-06-44**-An Ordinance to rezone from the I-1-C (Light Industrial-Conditional) District to the MR5-A (Multifamily residential) District, property located at **1155 Hill Street, S.E.**, fronting approximately 350 feet on the west side of Hill Street and approximately 272 feet on the north sides of Englewood Avenue. Depth: varies. Area: approximately 8.719 acres. Land Lot 55, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: JACK AND HARVEY TAFFEL

APPLICANT: CHAZ E. WATERS/SKYLINE PARTNERS, LLC..

NPU-Y        **APPROVAL**        COUNCIL DISTRICT 1

**STAFF RECOMMENDATION: 60-DAY DEFERRAL-AUGUST 2006**

**ZRB RECOMMENDATION: 60-DAY DEFERRAL-AUGUST 2006**

**Z-06-45**-An Ordinance to rezone from the R-4 (Single-family residential) District to the R4-A (Single family residential) District, property located at **705 Pershing Avenue, S.E.**, fronting approximately 201.74 feet on the south side of Pershing Avenue. Depth: varies. Area: approximately 1.056 acres. Land Lot 24, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: EDWIN DUKE  
APPLICANT: DAVID STEWART  
NPU-W           **APPROVAL**           COUNCIL DISTRICT 1  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: DENIAL**

**Z-06-46**-An Ordinance to rezone from the R-4 (Single-family residential) District to the MR-3 ( Multifamily residential) District, property located at **156-212 Lakewood Way, S.E.**, fronting approximately 238 feet on the southwesterly side of Lakewood Way. Depth: varies. Area: approximately 1.582 acres. Land Lot 71, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: JOHN BURNETTE  
APPLICANT: JOHN BURNETTE  
NPU-Y           **DEFERRAL**           COUNCIL DISTRICT 12  
**STAFF RECOMMENDATION: 60-DAY DEFERRAL-AUGUST 2006**  
**ZRB RECOMMENDATION: 60-DAY DEFERRAL-AUGUST 2006**

**Z-06-47**-An Ordinance to rezone from the R-4 (Single-family residential) to the MR-3 (Multifamily residential) District, property located at **1947, 1957, 1961, 1967 and 1971 St. Johns Circle and 335, 349, 353 and 365 St. Johns Avenue, S.E.**, fronting approximately 420 feet on the north side of St. Johns Avenue and approximately 598 feet along the frontage of St. Johns Circle. Depth: varies. Area: approximately 8 acres. Land Lot 90, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNERS: JOHN D. WHEELER, BOBBIE J. DENNIS, JAMES RAY CRUMBLEY AND BONNIE J. GRANT.  
APPLICANT; RONALD F. DUPREE  
NPU-Y           **DEFERRAL** COUNCIL DISTRICT 12  
**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**  
**ZRB RECOMMENDATION: 60-DAY DEFERRAL-AUGUST 2006**

**Z-06-48**-An Ordinance to rezone from the RL-C (Residential Limited Commercial) District to the C-3 (Commercial Residential) District, property located at **3191 and 3193 Paces Ferry Place, N.E.**, fronting approximately 100 feet on the east side of Paces Ferry Place. Depth: varies. Area: approximately .231 acres. Land Lot 99, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: BRUCE H. FOSTER  
APPLICANT: RYLAND W. KOETS  
NPU-B           **DEFERRAL**           COUNCIL DISTRICT 8  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: 60-DAY DEFERRAL-AUGUST 2006**

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

**Z-06-49**-An Ordinance to rezone from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2248 County Line Road, S.W.**, fronting approximately 291 feet on the eastern side of County Line Road beginning approximately 845.6 feet from the southeast corner of Campbellton Road. Depth: varies. Area: approximately 11.99 acres. Land Lot 43, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: ROMAN A. RUSEV

APPLICANT: KEVIN S. EDWARDS

NPU-P           **DEFERRAL**           COUNCIL DISTRICT 11

**STAFF RECOMMENDATION: DENIAL**

**ZRB RECOMMENDATION: DENIAL**

**DEFERRED CASES:**

**Z-06-14**-An Ordinance to rezone property from the R-4 (Single Family Residential) District to the O-I (Office-Institutional) District, property located at **3541 and 3571 Campbellton Road, S.W.**, fronting approximately 587.7 feet on the north side of Campbellton Road at the northeast intersection of Campbellton and Barge Roads. Land Lot 251 of the 14th District, Fulton County, Georgia. Depth: varies. Area: approximately 4.5 acres.

OWNER: YWCA OF GREATER ATLANTA

APPLICANT: LARRY LUCAS/LAND LOGISTICS, LLC.

NPU-P           **WITHDRAWN**           COUNCIL DISTRICT 11

**STAFF RECOMMENDATION: FILE**

**ZRB RECOMMENDATION: FILE**

**Z-05-132**-An Ordinance to rezone from the C-1 (Community Business) District and the RL-C (Residential Limited-Commercial) District to the MR-3 (Multifamily Residential) District, property located at **288 and 292 Gordon Avenue, S. E.**, fronting approximately 114 feet on the west side of Gordon Avenue and approximately 177 feet on the north side of Dekalb Avenue. Property is located at the northwest corner of the intersection of Gordon Avenue and Dekalb Avenue. Depth: varies. Area: approximately .5280 acres. Land Lot 211, 15<sup>th</sup> District, Dekalb County, Georgia.

OWNER: WESLEY ARCH AND CLAYTON W. PRESTON

APPLICANT: CAPSTONE PARTNERS, INC.

NPU-N           **DENIAL**           COUNCIL DISTRICT 5

**STAFF RECOMMENDATION: 60-DAY DEFERRAL-AUGUST 2006**

**ZRB RECOMMENDATION: 60-DAY DEFERRAL-AUGUST 2006**

**END OF AGENDA**